



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
[www.ladpw.org](http://www.ladpw.org)

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE: **PM-3**

May 1, 2003

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**SAN DIMAS SHERIFF'S STATION  
AWARD CONSTRUCTION CONTRACT  
SPECS. 5414 R1; C.P. 77402  
SUPERVISORIAL DISTRICT 5  
4 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND  
THE SHERIFF THAT YOUR BOARD:**

1. Approve the revised total project budget of \$14,516,072 for construction of the San Dimas Sheriff's Station project.
2. Approve the enclosed appropriation adjustment to increase the appropriation under Capital Project 77402 for the San Dimas Sheriff's Station by \$1,397,000 to reflect the revised project cost and offsetting revenue from interest earned on bond proceeds.
3. Instruct the Chair to execute the enclosed Quitclaim Deed to accept the transfer of the property identified therein for the new San Dimas Sheriff's Station from the Consolidated Fire Protection District.

4. Find that Royal Construction Corporation is the apparent lowest responsible and responsive bidder, and award a construction contract in the amount of \$9,148,000 for the San Dimas Sheriff's Station subject to the satisfactory and timely completion by the contractor of the consultant services agreement to prepare a baseline schedule for the project and receipt by the County of acceptable Performance and Payment Bonds and evidence of required contractor insurance.
5. Delegate to the Director of Public Works the authority to determine, in accordance with the applicable contract and bid specifications, whether the contractor has satisfied the above conditions for contract award, and authorize the Director to execute the construction contract, in the form previously approved by County Counsel, to Royal Construction and establish the effective date of the construction contract if the Director determines that the above conditions have been satisfied.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approving the recommended actions will provide funding, correct land ownership, and award an agreement to construct the replacement San Dimas Sheriff's Station.

The existing Sheriff's station, constructed in 1949 and remodeled in 1961, provides 12,216 square feet of space and does not adequately meet the needs of the growing local community. The project includes construction of a 28,000-square-foot facility containing office space, a holding facility, a 3,400-square-foot maintenance building, and parking for staff and visitors.

On June 25, 2002, your Board adopted plans and specifications for the project and instructed the Executive Officer to advertise for construction bids. On July 23, 2002, seven bids were received, all of which were significantly higher than the Board-approved budget. On February 18, 2003, your Board rejected all bids and readvertised the project. On March 18, 2003, six bids were received. Royal Construction, with a bid of \$ 8,968,000, was the apparent lowest responsible bidder meeting the criteria adopted by your Board. Royal Construction's bid also included a bid of \$180,000 for the communication tower as an additive alternative.

Concurrently, procurement of the communication tower was also pursued through the Internal Services Department as a potential cost saving measure. On March 12, 2003, ISD received nine bids. Baran Telecom with a bid of \$243,385 was the apparent lowest

responsible bidder. Since this bid was significantly higher than Royal Construction's bid, we recommend the communication tower be included in the construction contract awarded to Royal Construction for a total construction contract cost of \$9,148,000.

### Land Transfer

On June 25, 2002, your Board instructed the Chief Administrative Office to prepare documentation to transfer title to the site of the new Sheriff's station to the County for purposes of constructing the new station.

Based on the Board's intent to acquire the parcel in 1982, in part for a future Sheriff's station, the parcel should have been divided between the Consolidated Fire Protection District and the County and the site of the new San Dimas Sheriff's Station excluded from the 1992 property transfer to the Fire District. A Quitclaim Deed and legal description have been prepared to complete the transfer. On June 25, 2002, your Board also agreed to compensate the Fire District for the fair-market value of old Fire Station 64 to allow the Sheriff's continued use of the site for its search and rescue operation. A fair-market appraisal of old Fire Station 64 has been completed that establishes its value at \$587,000. The CAO will return to your Board with recommendations to execute the Quitclaim Deed and implement the compensation to the District in the next 2 to 3 weeks.

### Implementation of Strategic Plan Goals

These actions meet the County's Strategic Plan Goals of Service Excellence and Fiscal Responsibility since this project provides improved facilities to service the growing demands of the community and increases the County's investment in public infrastructure.

### FISCAL IMPACT/FINANCING

The recommended construction contract with Royal Construction is for \$9,148,000 including \$180,000 for the communication tower additive alternate. In addition, 10 percent of the contract amount is allocated for change orders in the project budget.

The revised total project cost, including plans and specifications, plan check, construction, equipment, consultant services, miscellaneous expenditures, and County services, is currently estimated at \$14,516,072. The increase of \$1,396,776 in the project budget is caused by higher than anticipated construction costs based on current

market conditions, a larger change order fund due to the revised construction cost, an increase in project management services provided during the initial postbid analysis and review of the revised construction documents, appraisal services to determine fair market value for old Fire Station 64, and additional code and special inspection services to ensure an adequate level of construction quality control. The Project Schedule and Budget Summary are shown in Enclosure A.

Approval of the enclosed appropriation adjustment will increase appropriation under Capital Project 77402 for the San Dimas Sheriff's Station by \$1,397,000 to reflect the revised project cost and offsetting revenue from interest earned on bond proceeds from the Twin Towers/Lynwood Detention Center projects.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A standard contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, Royal Construction is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, that they may be eligible for the Federal Earned Income Credit under Federal income tax laws.

Royal Construction is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

### **ENVIRONMENTAL DOCUMENTATION**

On June 25, 2002, your Board approved a Mitigated Negative Declaration and adopted a Mitigation Monitoring and Reporting Program for the project.

### **CONTRACTING PROCESS**

On June 25, 2002, your Board adopted plans and specifications for the project and instructed the Executive Officer to advertise for construction bids. On July 23, 2002, seven bids were received. On February 18, 2003, your Board rejected all bids and readvertised the project at an estimated construction cost between \$7,995,200 and \$10,993,400. On March 18, 2003, six bids were received. Royal Construction, with a bid of \$ 8,968,000, was the apparent lowest responsible bidder meeting the criteria adopted by your Board. The bid results are summarized in Enclosure B.

Royal Construction's Community Business Enterprise participation data and three-year contracting history with the County are on file with Public Works.

As requested by your Board on February 3, 1998, this contract opportunity was listed on the "Doing Business with the County" website. A copy of the web page solicitation is included in Enclosure C.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no negative impact on current operations and/or services. Sheriff's services will continue to be provided from the existing San Dimas Sheriff's Station, located at 122 North San Dimas Avenue, until construction of the new replacement station is complete.

The Honorable Board of Supervisors  
May 1, 2003  
Page 6

**CONCLUSION**

Please return one adopted copy of this letter to the CAO (Capital Projects Division), Sheriff, and Public Works.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

LEROY D. BACA  
Sheriff

TLC:cs  
C:\My Documents\SAN DIMAS AWARD CONTRACT.doc

Enc.

cc: Auditor-Controller  
County Counsel  
Department of Public Social Services (GAIN/GROW Program)  
Office of Affirmative Action Compliance

May 1, 2003

**ENCLOSURE A**

**SAN DIMAS SHERIFF'S STATION  
AWARD CONSTRUCTION CONTRACT  
SPECS. 5414 R1; C.P. 77402**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>	<b>Revised Completion Date**</b>
Project Needs Assessment	N/A	N/A
Project Feasibility	N/A	N/A
Project Program	02/29/00*	02/29/00*
Design Contract Execution Construction Document Submittal Jurisdictional Approval	6/26/01* 12/10/02*	6/26/01* 12/10/02*
Construction Bid and Award	05/21/03	06/02/03**
Construction Substantial Completion Acceptance	07/12/04 11/12/04	07/30/04 11/30/04

\* Indicates completed activity.

\*\* An additional two weeks was needed to finalize the land transfer agreement.

## II. PROJECT BUDGET SUMMARY

Budget Category	Project Budget	Impact of this Action	Revised Project Budget
Land Acquisition	N/A	N/A	N/A
Construction			
(a) Construction	\$ 8,066,460	\$ 901,540	\$ 8,968,000
(b) Equipment	\$ 90,910	\$ 89,090	\$ 180,000
Subtotal	\$ 8,157,370	\$ 990,630	\$ 9,148,000
(c) Change Orders	\$ 815,737		
Subtotal	\$ 8,973,107	\$ 99,063	\$ 914,800
		\$ 1,089,693	\$ 10,062,800
Equipment/Telecommunication	\$ 1,164,124	-0-	\$ 1,164,124
Plans & Specifications	\$ 709,092	-0-	\$ 709,092
Consultant Services	\$ 165,000	\$ 100,000	\$ 265,000
Miscellaneous Expenditures	\$ 520,774	-0-	\$ 520,774
Jurisdictional Review and Plan Check	\$ 75,000	-0-	\$ 75,000
County Services	\$ 1,512,199	\$ 207,083	\$ 1,719,282
TOTAL	\$ 13,119,296	\$ 1,396,776	\$ 14,516,072



May 1, 2003

**ENCLOSURE B**

**SAN DIMAS SHERIFF'S STATION  
AWARD CONSTRUCTION CONTRACT  
SPECS. 5414 R1; C.P. 77402**

The project includes construction of a 28,000-square-foot facility containing office space, a holding facility, a 3,400-square-foot maintenance building, and parking for staff and visitors. In addition, the project includes the following additive alternatives:

1. Communication tower design/build
2. Communication tower paint
3. Communication tower oxidation

**Bid Opening Date:** March 18, 2003

**Bid Summary:**

<b>Bidders</b>	<b>Lump Sum Bid</b>	<b>Alt. 1</b>	<b>Alt. 2</b>	<b>Alt. 3</b>	<b>Apparent Low Bid*</b>
1. Royal Construction	\$ 8,968,000	\$180,000	\$20,000	\$20,000	\$ 8,968,000
2. Mallcraft Inc.	\$ 9,487,000	\$250,000	\$8,000	\$8,000	\$ 9,487,000
3. Pinner Construction	\$ 9,775,000	\$240,000	\$4,000	\$6,000	\$ 9,775,000
4. Bernards Bros.	\$ 10,085,000	\$176,000	\$6,000	\$5,000	\$ 10,085,000
5. FTR International	\$ 10,140,000	\$165,000	\$5,000	\$10,000	\$ 10,140,000
6. Woodcliff Corporation	\$ 10,152,000	\$190,000	\$8,000	\$10,000	\$ 10,152,000

\*The low bid was determined based on the lump sum bid excluding additive alternates as outlined in the Project Manual. The contract will be issued for the lump sum bid amount of \$8,968,000 plus the \$180,000 communication tower Alternative 1 for a total amount of \$9,148,000.

**Financial Information:**

Public Works fair construction cost estimate is between \$7,995,200 and \$10,993,400.

**ENCLOSURE C**

Award information has not been added at this time.

---

**Bid Information**

**Bid Number :** 5414-R1

**Bid Title :** San Dimas Sheriff's Station

**Bid Type :** Construction

**Department :** Public Works

**Commodity :** BUILDING CONSTRUCTION SERVICE, NON- RESIDENTIAL (OFFICE BLDG., ETC.)

**Open Date :** 2/18/2003

**Closing Date :** 3/18/2003 1:45 PM

**Bid Amount :** \$ 799,520,010

**Bid Download :** Not Available

**Bid Description :** The existing Sheriff's Station, constructed in 1949 and remodeled in 1961, provides 12,216 square feet of space that does not adequately meet the needs of the growing local community. This project will enhance law enforcement operations and protection for the City of San Dimas and the unincorporated areas of Azusa, Covina, Glendora, Charter Oak, La Verne, Claremont, Pomona, and the San Gabriel Mountains.

A mandatory pre-bid conference will be held on March 5, 2003 at 10:00 a.m. at the project site located at 270 South Walnut Avenue, San Dimas, CA 91773. To be considered responsive to the invitation for bid, bidders must attend the mandatory pre-bid conference in its entirety.

Construction Estimate: \$7,995,200 - \$10,993,400

**Contact Name :** Montessa Duckett

**Contact Phone# :** (626) 458-2585

**Contact Email :** [mduckett@ladpw.org](mailto:mduckett@ladpw.org)

**Last Changed On :** 2/27/2003 11:21:52 AM

[Back to Last Window](#)

[Back to Award Main](#)

BOARD OF  
SUPERVISORS  
OFFICIAL COPY

76R 352M 11/83

COUNTY OF LOS ANGELES  
REQUEST FOR APPROPRIATION ADJUSTMENT DEPT'S. 060

DEPARTMENT OF Chief Administrative Office May 1 19 2003

AUDITOR-CONTROLLER.  
THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO  
ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF ADMINISTRATIVE OFFICER FOR HIS RECOMMENDATION OR  
ACTION.

## ADJUSTMENT REQUESTED AND REASONS THEREFOR

4 - Vote Matter

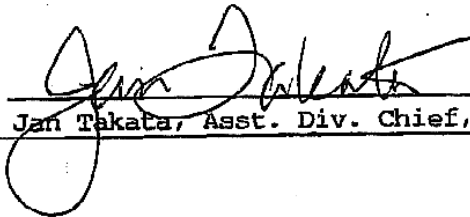
Financial Sources

Capital Projects/Refurbishments  
San Dimas Sheriff Station (5)  
San Dimas Repl Facility  
Other Misc/CP  
A01 - CP - 77402 - 9923  
\$1,397,000 Increases Revenue

Financial Uses

Capital Projects/Refurbishments  
San Dimas Sheriff Station (5)  
San Dimas Repl Facility  
Building & Improvements  
A01 - CP- 77402 - 6014  
\$1,397,000 Increases Appropriation

JUSTIFICATION: Appropriation adjustment necessary to increase project budget  
to fund increased construction and project costs.

  
Jan Takata, Asst. Div. Chief, CAO

CHIEF ADMINISTRATIVE OFFICER'S REPORT

REFERRED TO THE CHIEF  
ADMINISTRATIVE OFFICER FOR

ACTION

RECOMMENDATION

APPROVED AS REQUESTED

AS REVISED

19

CHIEF ADMINISTRATIVE OFFICER

APPROVED (AS REVISED):  
BOARD OF SUPERVISORS

19

BY

DEPUTY COUNTY CLERK

AUDITOR-CONTROLLER BY

No. 231

SEND 4 COPIES TO THE AUDITOR-CONTROLLER